



## Agricultural and Business Appraisal

In respect of

A planning application for an agricultural workers dwelling

at:

**Boscreege Farm  
Gulval  
Penzance  
Cornwall  
TR20 8XB**

April 2021

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## 1.0 EXECUTIVE SUMMARY

- 1.1 This report is prepared on behalf of the Applicant Mr R Mann and is based on information supplied by him and his professional advisors. The report is provided in support of a planning application for an agricultural workers dwelling. This report may not be used or relied upon by a third party without written consent of Stags, Kensey House, 18 Western Road, Launceston, PL15 7AS.
- 1.2 The report has been prepared by Andrew Lawes BSc (Hons) MRICS who is a qualified rural practice Chartered Surveyor (having qualified in 1998) and a RICS Registered Valuer. Andrew is a Member of the South West Regional Board of the RICS and employed as Head of Professional Services for Cornwall and West Devon by Stags. Andrew has worked in the West Country since 2002 dealing with a broad range of rural estate management matters and is therefore suitably qualified to provide the following independent appraisal.
- 1.3 This appraisal assesses the need for the proposed dwelling within the guidance given to Local Authorities in the National Planning Policy Framework – “Supporting a prosperous rural economy” and relevant Cornwall Council policies, in particular Policy 7.
- 1.4 Boscreege Farm extends to 307.94 acres (124.62 hectares) with a current herd of 200 milking cows and 90 heifers. The milking cows are grazed outdoors for approximately 280 days of the year and are housed for the remainder.
- 1.5 According to the The Agricultural Budgeting and Costing Book, the functional labour requirement for the farm is 4.01 workers. The applicant milks once per day, and requires at least two people to be on site for supervision 24 hours a day, in addition to the day-to-day management of the dairy herd, further livestock and general field work.
- 1.6 Projections for the next three years demonstrate that the business has plans to maintain current milking cow numbers, and in order to continue to operate efficiently the farm does not require further expenditure on infrastructure or machinery.



- 1.7 We have been informed that the proposed dwelling will cost approximately £150,000. This estimate, which is based on the applicant carrying out the necessary excavations and providing labour throughout the construction phase, we consider to be justified and serviceable in the context of the businesses' current and historical projected performance.
- 1.8 Income projections for the year ending 31<sup>st</sup> March 2021, 31<sup>st</sup> March 2022 and 31<sup>st</sup> March 2023 show that the current business is sustainable and profitable.
- 1.9 There are no available residential properties at or adjoining the holding, which are considered suitable thus allowing the functional need to be addressed.
- 1.10 The applicant has attempted to exploit suitable accommodation opportunities within the locality, and has recently been refused planning permission to convert a Nissan hut into a dwelling under planning application number PA19/10464 and located on land owned by the family at Hellangove. Suitable alternative opportunities for development within the locality are proving to be very scarce.
- 1.11 The requirement for an additional agricultural workers dwelling has been assessed against the criteria set out in the NPPF, Cornwall Council Policy 7 and backed up by the prescriptions contained in the now redundant PPS7. There is evidence of a clear functional need for an additional agricultural workers dwelling at Boscreege Farm, and the current business is financially sound. Additionally, there are no other material considerations to suggest that planning permission should not be granted, subject to the imposition of a planning condition restricting occupation to an agricultural worker only.

## 2.0 CONFIRMATION OF INSTRUCTIONS

- 2.1 Instructions have been received from Mr R Mann to prepare an Agricultural and Business Appraisal to accompany a planning application for an agricultural workers dwelling at Boscreege Farm, Gulval, Penzance, Cornwall, TR20 8XB.

- 2.2 This appraisal assesses the need for the proposed dwelling within the guidance given to Local Authorities in the National Planning Policy Framework – “Supporting a prosperous rural economy” and relevant Cornwall Council policies, in particular Policy 7.
- 2.3 Boscreege Farm was inspected on the 21st January 2021. Our inspection included an interview with the partners in the farming business, and we have been provided with a detailed analysis and financial report of the business, prepared by Promar International.
- 2.4 The Appraisal assess the functional need for an agricultural worker’s dwelling on the holding, and provides an objective assessment of the farming policy related to historic and projected financial viability.

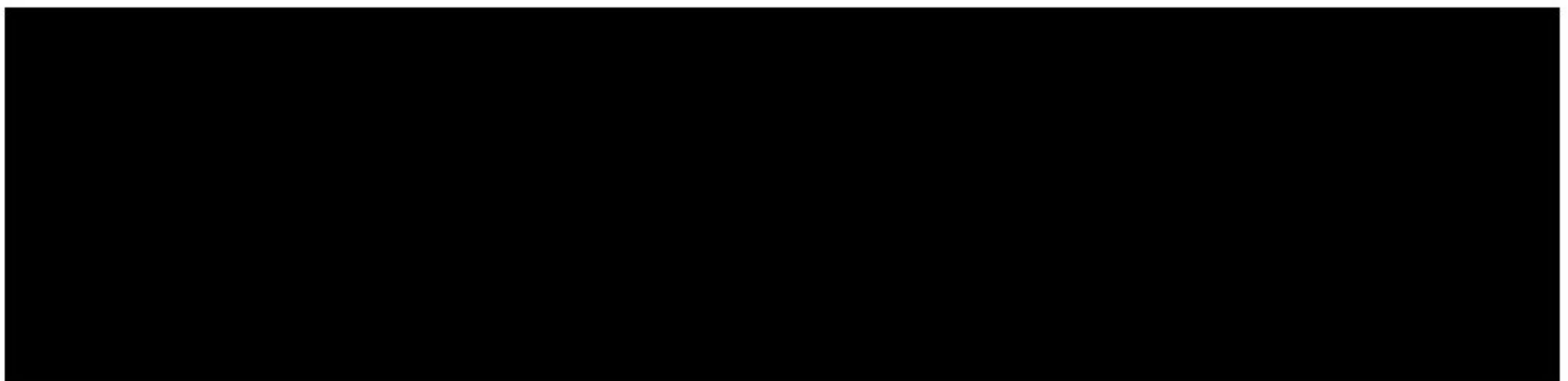
### 3.0 APPLICANT DETAILS

- 3.1 The applicant is Mr Richard Mann, of the family farming partnership Mr TJ Mann & Mrs R Mann, which has three equal partners. The Mann family reside in the Farmhouse and the chalet located on the farm, and are the owner occupiers of 189.45 acres (76.67 hectares), together with an additional 64.12 acres (25.95 hectares) rented from a family member under an unwritten continuing arrangement, and a further 54.36 acres (22 hectares) taken on an annual ongoing grazing agreement.

### 4.0 THE REQUIREMENT FOR AN ADDITIONAL DWELLING

- 4.1 Mr and Mrs Mann currently reside in the Farmhouse. Their son, Mr Richard Mann resides in temporary accommodation adjacent to the Farmhouse, in the form of a small one-bedroom chalet.

4.2





- 4.3 Currently the farm is milking once a day, although there is a requirement for constant supervision in respect of heat detection and mastitis management, in addition to general herd management.
- 4.4 Mr and Mrs Mann fulfil a vital role within the farming enterprise through farm administration, bookkeeping, herd management and milking.
- 4.5 Further justification includes the farming enterprise being able to offer accommodation in order to recruit a competent student apprentice/seasonal worker, which can only be achieved when on-site accommodation is provided. Without additional staff there will be an excessive burden on the current workers during the busier seasons.

## 5.0 DESCRIPTION OF FARM

- 5.1 Boscreege Farm is situated in a comparatively isolated rural location, the nearest settlement being Gulval, which is approximately 2.5 miles to the south.
- 5.2 The farm extends to approximately 307.93 acres in total (124.62 hectares) and more specifically 189.45 acres (76.67 hectares), which are owned by the applicant's father with an additional 64.12 acres (25.95 hectares) rented from a family member under an unwritten tenancy, and a further 54.36 acres (22 hectares) taken on an annual ongoing grazing licence.
- 5.3 It should be noted that if the farm was to be unable to secure the short-term grazing licence on 54.36 acres (22 hectares) of additional grazing (*which has been available for the previous 12 years*) it would not be detrimental to the running of the business. Stock numbers would remain unaltered and Mr Mann would begin to purchase silage or dry cow feed from an external supplier.

### 5.4 The Farm House

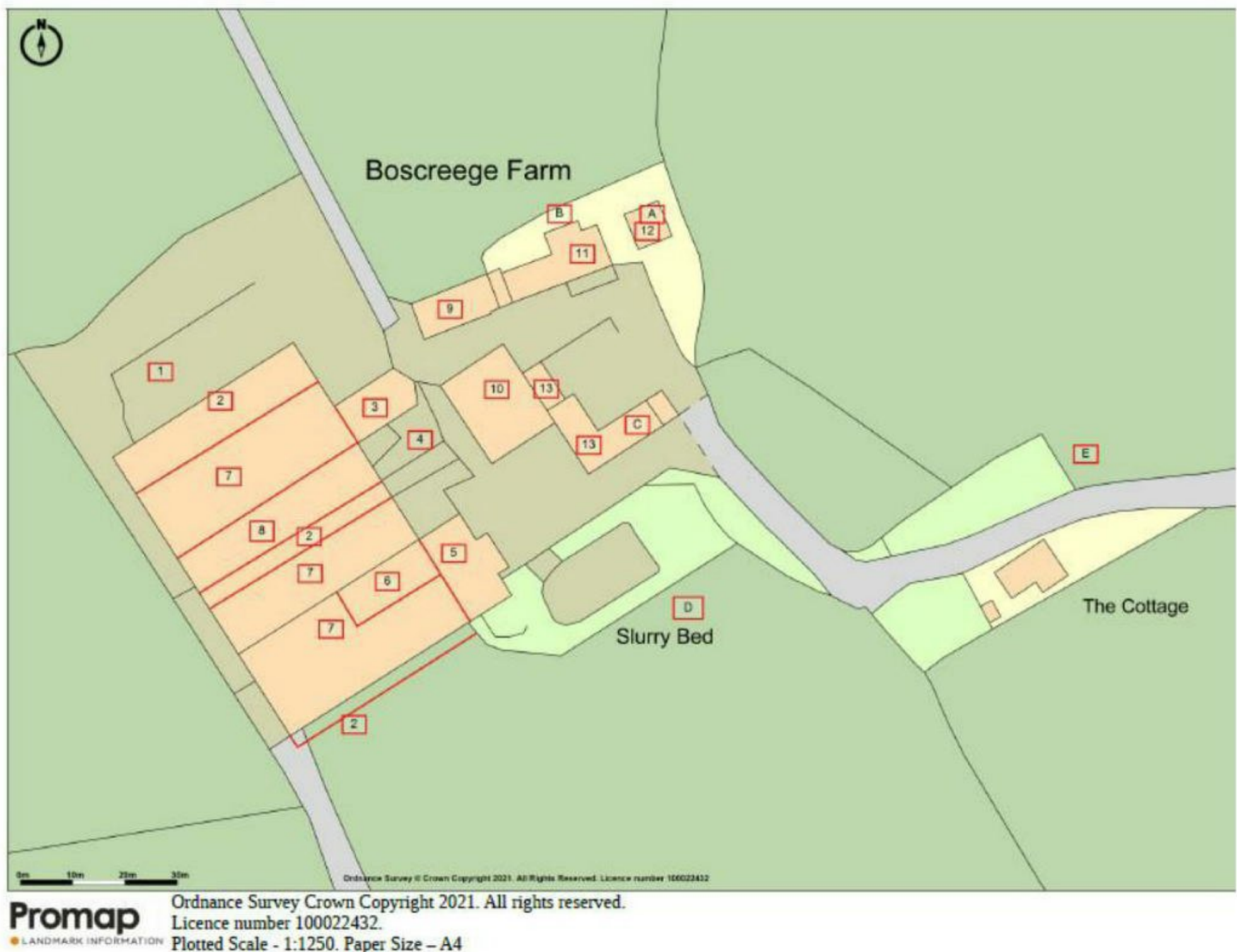


5.4.1 The Farmhouse is a traditional three-bedroom (plus box room) two storey property of stone construction under a gabled slate roof. The Farmhouse, which incorporates the farm office, is located immediately adjacent to the farmstead and we understand The Farmhouse was constructed in 1901, following a fire which burnt down the original farmhouse.

## 5.5 The Farm Buildings

5.5.1 The farm buildings include a cubicle shed (215 cubicles), loose housing, calving pens, calf shed, dairy, 20/40 milking parlour and a machinery shed, all as illustrated below on the Farm Building Layout diagram, together with approximate dimensions:

### Farm Building Layout (numbers) and Potential Sites (letters)





## Key

1. Silage clamp (33.5m x 3m)
2. Feed passages
3. Loose house (8m [max] x 13.5 [max])
4. Yard area
5. Dairy (18.5m x 9.2x and 7.7m x 2.5m)
6. Parlour
7. Cubicles
8. Calving pens
9. Machinery shed (15.5m x 7.3m [max])
10. Calf shed (14.4m x 17.8m)
11. Farmhouse
12. Chalet
13. Storage (20.3m x 5.6m and 14.5m x 5.08m and 8.5m x 4m)

*(Please refer to Appendix 2 for an analysis of the potential sites for the additional dwelling.)*

- A. Replacement of the chalet
- B. Extension to the main farmhouse
- C. Agricultural barn conversion
- D. Land adjacent to the slurry pit
- E. The chosen plot

## **6.0 HISTORICAL SUMMARY (Including Planning History)**

- 6.1 The applicant's grandfather purchased Boscreege Farm during March 1966, which at the time, comprised a farmhouse, farm buildings and approximately 81 acres. Later, one of the agricultural buildings was converted into residential accommodation (The Cottage), which was then gifted to a family member who lived there before it was later sold in 1993/1994 to a third party. Boscreege Farm never utilised The Cottage as residential accommodation, and never benefited from any proceeds made on the sale of the property. The family subsequently purchased additional land at Bosulval (approximately 30 acres) in 1987/1988, Hellangove



(approximately 40 acres) in 2013/2014 and Trezelah (approximately 38 acres) in 2017. The additional land is now all farmed under one entity known as Boscreege Farm.

- 6.2 The current milking parlour was installed in 2009.
- 6.3 We understand that the temporary chalet accommodation has been in situ for approximately seven years. Prior to the chalet, a caravan has been located on the site since the 1970's.
- 6.4 A planning application made by the family to convert a Nissan hut into a dwelling, (PA19/10464), on land at Hellangove was recently refused.

## 7.0 FARMING POLICY

- 7.1 Farming policy is to focus on the economic and profitable production of milk from a herd of approximately 200 dairy cows.
- 7.2 Currently the farm has a 12-week spring block calving system with the cows milked once a day. Heifers are kept as replacements, and the bull calves are sold at 10 days old to local calf rearers.
- 7.3 The cows are housed between early December and late February, leaving around 280 days of grazing. The cows are dried off prior to Christmas, and are fed a long fibre silage.
- 7.4 The farm has a 174 acre (70.42 hectare) grazing platform for the dairy cows, totalling a stocking density of 3 cows/hectare. The remaining 108.32 acres (43.84 hectares) of pasture are used for grazing the heifers and producing silage
- 7.5 The Dairy Standards have awarded Boscreege Farm with Pass + rating.
- 7.6 The farm has a Saputo cheese contract paid on a milk solids basis. The average butter fat content was 4.99% and the average protein content was 3.88% protein last year. The average yield was 4,283 litres per cow last year, exceeding the target of 4,000 litres per cow. The target is for each dairy cow to be fed 500kg – 600kg of concentrates per lactation.

## 8.0 CURRENT STAFFING

8.1 The current farming enterprise runs with the following staff, with the exception of contractors, who assist with cutting silage and slurry pumping.

8.1.1 Mr Richard Mann – Full time

8.1.2 Mr Mann – Full Time

## 9.0 THE PROPOSED SITE

9.1 The site identified for the agricultural worker's dwelling is shown edged red on the Site Plan provided at Appendix One and Location Plan provided at Appendix Six. The proposed site has been selected through a review of potential locations related to the farm buildings and current dwelling (see Appendix 2), and has been chosen as a compromise between the business needs and the criteria set out in the 'Town and Country' planning policies.

9.2 The proposed site extends to 0.0432 hectares and is currently in pasture, and is accessed directly of the existing driveway.

## 10.0 ASSESSMENT OF FUNCTIONAL NEED AND THE REQUIRMENT TO LIVE ON SITE

10.1 Please see Appendix 3 for the mathematical calculation based on the predicted livestock numbers on the farm arising from the proposed and benchmarked against labour requirements, reported in The Agricultural Budget and Costing Book 82nd Edition May 2016.

10.2 The number of labour hours required per annum is 8,724.6 which, when divided by the annual hours available for an agricultural worker of 2,200, provides a functional requirement of 3.96 workers.

10.3 The calculation of labour units excludes any farm management or administration work currently undertaken by the applicant.



- 10.4 The NFU's Rural Crime report demonstrated that between 2018/2019, rural crime increased by 9%, this included theft of livestock and machinery. The positioning of the proposed rural workers dwelling will allow for increased security.
- 10.5 Government Farm Health and Safety guidance recommends that cattle should only be handled by those over the age of 13 and those under the age of 65. The guidance also advises that at least two people should be present when separating an animal from the herd.
- 10.6 The organisation and management of a dairy herd requires stockmanship and skills together with precision management practices. Timing is paramount in terms of heat detection and supervision of calving.
- 10.7 A further dwelling will provide additional necessary capacity for a farm worker to reside on site at all times, allowing relief for holiday, illness and retirement. Due to the size of the herd, at least two people are required to provide sufficient management, and by having an additional dwelling on site, temporary workers can occupy the chalet when the full time workers are having time off.
- 10.8 We therefore conclude that there is a need for an additional dwelling related to that of a fulltime worker, who will be wholly employed in agriculture at the premises.

## 11.0 RELEVANT PLANNING POLICY

- 11.1 Cornwall Local Plan 2010-2030 Strategic Policies - Policy 7, relating to dwellings in the Open Countryside states as follows:

*11.1.1 "The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:*

- i. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or*



- ii. *The subdivision of existing residential dwellings; or*
- iii. *Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or*
- iv. *Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or*
- v. *Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location."*

11.2 It is noted therefore that regarding the principle of development, the application does coincide with Policy 7, being that the property is to be for a full time agricultural worker and we provide up to date evidence of there being an essential need of the business to have the occupier residing on this site.

11.3 Whilst Planning Policy Statement No.7 (PPS7) has been withdrawn and now superseded by the National Planning Policy Framework, the PPS7 sets out detailed criteria against which planning applications for agricultural dwellings are considered by most local authorities.

11.4 Sustainable Development in Rural Areas - New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:

- (i) ***there is a clearly established existing functional need;***

The dairy unit at Boscreege Farm is a prime example of a well-established and successful dairy farming business, which in turn, helps to support other rural enterprises.



- (ii) *the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;*

It has clearly been established that there will be a need for 3.96 full time workers on the farm. With proposed stock number projected to maintain, it is essential that experienced full time herdsman are living on the farm to help deal with calving, AI, heat detection, milking and feeding.

- (iii) *the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;*

The financial projections incorporated at Appendix Four are considered to be produced to a high level of accuracy and reasonably relate to industry recognised sales and yield figures. The budgets which have been provided illustrate that a reasonable and sustainable level of profitability can be achieved within the next three years.

- (iv) *the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and*

The functional need for a full time agricultural worker to be situated on the farm 24 hours a day cannot be satisfied by any other dwelling as is no property in a viable position that is available and affordable. Neighbouring properties very rarely come to the market and if they do they are not at a price which is affordable or viable for an agricultural worker.

- (v) *other planning requirements, eg in relation to access, or impact on the countryside, are satisfied"*

As far as we are aware, all other normal planning requirements can be met.

- 11.5 The current version of the NPPF was published in March 2019. The document sets out the Government's planning principles and policies for England and how these are expected to be applied.



11.6 Weight can also be accorded to the provisions of emerging plans, the more advanced the emerging plan, the greater the weight that can be accorded to it.

11.7 The NPPF's message is clear in that it provides a clear emphasis on the need to support suitable housing growth accordance with the "*presumption in favour of sustainable development*" (paragraph 10).

11.8 Dealing with development in rural areas Paragraph 79 states:

*"Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential dwelling;*
- e) or the design is of exceptional quality, in that it: is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area."*

11.9 In July 2019 the government published guidance on the housing needs of different groups, which included the needs of housing in rural communities. The document highlights points to consider when applying paragraph 79a of the NPPF:

- i. Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);



- ii. The degree to which there is confidence that the enterprise will remain viable for the foreseeable future;
- iii. **Whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;**
- iv. Whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and
- v. In the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period

## 12.0 CONSIDERATION OF FINANCIAL VIABILITY

- 12.1 Although not now required under the NPPF paragraph 55, the criteria of PPS7 Annex A specified the following requirement:

*“the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so”*

- 12.2 Income projections for the year ending 31<sup>st</sup> March 2021, 31<sup>st</sup> March 2022 and 31<sup>st</sup> March 2023 show that the business is sustainable and profitable. For reasons of confidentiality detailed accounting information has not been provided with this appraisal, however the figures will be made available to the Planning Authority’s appraiser if required.
- 12.3 We have been informed that the proposed dwelling will cost approximately £150,000 to construct, on the assumption that Mr Mann carries out the necessary excavations and provides labour throughout the project. We consider this amount of capital expenditure to be justified and serviceable in the context of the businesses current and historical performance.



## 13.0 ALTERNATIVE/OTHER DWELLINGS

- 13.1 There are no available residential properties at or adjoining the holding, which would allow the functional need to be addressed and in order to meet the demands of managing the dairy herd, the workers will be required to reside on site.
- 13.2 Mr Mann submitted a planning application (PA19/10464) to convert a building located at Hellangove, TR20 8XD, which was refused. This has exhausted the potential of converting existing farm buildings.
- 13.3 Notwithstanding that the dwelling needs to be located on the farm to allow for its proper functioning, a search of Rightmove shows that there are no available suitable and affordable dwellings in the locality. Furthermore, prices in the local area are excessive and this outlay would place an undue burden on the business.
- 13.4 As of 9<sup>th</sup> April 2021, a search of Rightmove Plus for three/four-bedroom houses within a two mile radius showed there are currently six properties on the market. However, these properties are marketed with values well in excess of the funds available for a self-build on Boscreege Farm and the additional benefits of a farm worker residing on the farm in regard to animal welfare, security and safety would not be met by purchasing a property and living off farm.

## 14.0 CONCLUSION

- 14.1 The applicants have a considerable amount of agricultural experience and operate a stable and profitable business, which has been established over generations. The applicants have produced whole farm budgets, which are reasonable and accepted within the agricultural sector that demonstrate that the business is sustainable going forward.
- 14.2 There is no accommodation available on site or within close proximity that would fulfil the needs of the livestock. Accommodation further afield is not at a level that is affordable for the applicant, neither would it meet the needs of the livestock.
- 14.3 The requirement for an additional agricultural worker's dwelling has been assessed against the criteria set out in the NPPF, Policy 7 and the now redundant PPS7, and



there is evidence of a clear functional need for an agricultural worker's dwelling at Boscreege Farm, and that the business is financially sound. Furthermore, there are no other material considerations to suggest that planning permission should not be granted subject to the imposition of a planning condition restricting the occupant to an agricultural worker only.



Andrew Lawes, B.Sc. (Hons.) MRICS

April 2021

## Appendix One – Site Plan

Site Plan (Date: 10/12/20, Project Number: 1428, Prepared by Cornwall Planning Group).

*See attached plan in supporting documents*





## Appendix Two – Review of Potential Sites

### Review of potential sites

Four potential sites at Boscreege Farm have been identified as being physically capable of accommodating the proposed agricultural workers dwelling, and complying with the basic planning requirements.

### Residential and Farm Access

The site must be capable of access for residential purposes without compromise to the current movement of livestock around the holding and routes to grazing. The provision of suitable access should not be costly thus affecting the overall viability of the project.

### Environmental Considerations

Human residential accommodation should satisfy basic standards in terms of its situation and immediate proximity to livestock housing and slurry storage, which may compromise the amenity and health of the occupants.

### Future Development

The location of the proposed dwelling should be considered, not only in the context of the current buildings and facilities, but also where land may be required to satisfy the business' future needs.

The sites which have been considered are as follows:

- **A.** Replacement of the chalet – The property would be overlooked by the main farmhouse and in the future, the applicant hopes that this property will be occupied short term by seasonal/student farm workers.
- **B.** Extension to the main farmhouse – Extending the existing farmhouse is likely to create an overly large property, it would also not allow the applicant to have adequate privacy.
- **C.** Agricultural barn conversion – The agricultural barns are currently in use as agricultural storage and, if they were developed into residential accommodation, they would be overlooked by the main farmhouse. It should also be noted that large machinery, livestock and lorries operate outside the barns, and this could be a potential health and safety risk.

- D. Land adjacent to the slurry pit – Although this location is set back from the main farmhouse and would give the client privacy, the environmental and health risks are significant.
- E. The chosen plot – This plot is located adjacent to the current farm access driveway, providing easy access to the property whilst increasing on farm security. The positioning would give the applicant adequate privacy from the main farmhouse and is set back from the farm buildings whilst allowing for around the clock supervision of the livestock.



## Appendix Three - Calculation of Labour Requirement

Assessment of Functional Need

Mr TJ Mann & Mrs R Mann.

As at 21<sup>st</sup> January 2021 (date of inspection)

### The Agricultural Budgeting and Costing Standard Man Days

Enterprise	SMD	SMD Without Rented Land
<b>Livestock</b>		
200 Dairy Cows Including field work	750	750
90 Followers Including field work	157.5	157.5
<b>22 ha Grazing Licence</b>		
11ha silage	26.4	0
11 ha grazing	0	0
<b>25.95 ha long term rent of uncle</b>		
10.92 ha silage	26.2	0
10.92 ha grazing	0	0
4.11 ha woodland	0	0
<b>70.42 ha owned grassland</b>		
64.17 Grazed	0	0
6.25 Woodland	0	0
<b>General Farm Maintenance @ 15%</b>		
15%	144.01	136.12
<b>Total SMD (1)</b>		
	1104.11	1043.62
<b>Total labour units</b>		
	4.01	3.79

The Farm Business Survey Standard Man Days

Enterprise	SMD	SMD Without Rented Land
<b>Livestock</b>		
200 Dairy Cows	1050	1050
90 Followers	300	300
<b>22 ha Grazing Licence</b>		
11 ha silage	4.26	0
11ha grazing	4.26	0
<b>25.95 ha long term rent of uncle</b>		
10.92 ha silage	4.23	0
10.92 ha grazing	4.23	0
4.11 ha woodland	0	
<b>70.42 Owned Grassland</b>		
64.17 Grazed	24.86	24.86
6.25 Woodland	0	0
<b>General Farm Maintenance at 0%</b>		
Included in figures	0	0
<b>Total (2)</b>	1391.84	1374.86
<b>Total Labour Units</b>	<b>5.86</b>	<b>5.78</b>



### The John Nix Standard Man Days

Enterprise	SMD	SMD Without Rented Land
<b>Livestock</b>		
200 Dairy Cows	800	800
90 Followers	487.5	487.5
<b>22 ha Grazing Licence</b>		
11 ha silage	30.8	0
11ha gazing	4.4	0
<b>25.95 ha long term rent of uncle</b>		
10.92 ha silage	30.57	0
10.92 ha grazing	4.3	0
4.11 ha woodland	0	0
<b>70.42 Owned Grassland</b>		
64.17 Grazed	160.4	160.4
6.25 Woodland	0	0
<b>General Farm Maintenance @15%</b>		
15%	227.69	217.185
<b>Total (1)</b>	<b>1745.52</b>	<b>1665.08</b>
<b>Total Labour Units</b>	<b>6.34</b>	<b>6.05</b>

The Agricultural Budgeting and Costing Standard Man Days are based on the figures provided by The Agricultural Budgeting and Costing Book 2020, 91<sup>st</sup> edition.

The Farm Business Survey Standard Man Days are based on the figures provided by Defra's Farm Business Survey, and are published in The Agricultural Budgeting and Costing Book 2020, 91<sup>st</sup> edition.

The John Nix Standard Man Days are based on the figures provided by the John Nix Pocketbook for Farm Management 2019, 49<sup>th</sup> edition.

- (1) Based on 2200 standard yearly hours
- (2) Based on 1900 standard yearly hours
- (3) All calculations are based on 8 working hours per day
- (4) All figures exclude any hours spent on farm business administration

## Appendix Four – Financial Projections





## Appendix Five – Photographs



## Appendix Six – Location Plan

Land outlined in Blue – Owned

Land outlined in Green – Unwritten tenancy agreement with the applicant's uncle

Land outlined in Pink – Annual grazing licence

Land outlined in Red – Proposed site and access





